



Zoning Ordinance Update

Commercial Districts: Part 1

Typical Sites
Chapters 6, 19, 20, 21 and 22

Presentation to
Public Workshop
April 27, 2010

Land Use - Impact - Form

Balanced Emphasis Leads to More Predictable Results

Land Use

Impact

Form

Goal of Proposed Draft – Equalized Emphasis

Commercial Districts

| | | |
|-----|--|---|
| O-S | <u>O</u> ffice <u>S</u> ervice | **OC <i>(Office Commercial)</i> |
| C-1 | <u>N</u> eighborhood <u>C</u> ommercial | *NC |
| C-2 | <u>L</u> imited <u>C</u> ommercial | *LC |
| C-3 | <u>G</u> eneral <u>C</u> ommercial | *GC |

Downtown

Commercial-Mixed Use

| | | |
|-------|--------------------------|---|
| TCB-1 | Town Center Business - 1 | **DB-1 <i>(Downtown Business – 1)</i> |
| TCB-2 | Town Center Business - 2 | **DB-2 <i>(Downtown Business – 2)</i> |
| TCC | Town Center Core | **DC (Downtown Core) |

Commercial - Mixed Use

| | |
|---------------------|-------|
| Mixed Use | MX |
| Transit Mixed Use 1 | TMX-1 |
| Transit Mixed Use 2 | TMX-2 |

Today's Discussion

- Focus on Commercial Districts
- Discuss Urban, Mixed Use & Downtown on 5/4
- Focus on Changes Between Existing Code and Proposed Update Code
 - Changes to Land Uses
 - Changes to Development Standards
 - Introduce Design Objectives
 - Discuss Interaction between Chapter 6 and Chapters 19 through 22
- Discuss Upcoming Workshops & Hearings

Land Use Comparison

Existing O-S

- Only Accessory Residential Permitted
- No Retail Uses Allowed
- No Personal Services Allowed

Proposed C-O

- CUP Option for Attached SF Residential
- Small Scale Retail in limited circumstances
- Personal Services Allowed

Land Use Comparison

Existing C-1

- No Residences except as Accessory Dwelling
- No Group Home Options

Proposed NC

- CUP Option for
 - Attached SF Residence
 - Multiple Residence
- By Right Option for
 - Multiple Residence
- SUP Option for
 - Group Homes >10

Land Use Comparison

Existing C-2

- CUP Option for Residential
- CUP Required for Commercial Recreation
- CUP for Live Work
- Plant Nurseries Not Allowed

Proposed LC

- CUP/Permitted Option for Residential
- Commercial Recreation
 - Small – by right
 - Large – CUP
- SUP for Live-Work
- SUP for Plant Nurseries

Land Use Comparison

Existing C-3

- No Residences except as Accessory Dwelling
- No Live-Work Option

Proposed GC

- CUP/Permitted Option for Residential
- SUP for Live Work

Bulk Standards:

Controls of Form, Placement and Massing

- **Setback**: Min. Distance from a Defined Point
- **Build-to Line**: Max. Distance from Defined Point
- **Building Height**: Can be Either Max. or Min.
- **Orientation Reqs**: Defines where or how an item may be placed or directed
- **Articulation Reqs**: Requires Building Mass to Have Defined Characteristics to Create Architectural Interest in Building Form

Impact Standards

- Landscaping:
 - Soften Hard Edges, Provide Visual Transition
 - Improve Appearances from Street
 - “Buffer” Differing Land Uses, Setbacks
 - Provide Dust Control and Shade
- Parking Requirements: Typically On-site
 - Help Keep Traffic Flowing on Major Streets
 - Keep Unauthorized Parking from Adjacent Lots
- Screening Requirements:
 - Limits “Bad Views”
 - Buffer Differing Land Uses

Bulk Standards

Present Commercial Standards

- Street
 - Arterial – 30' and 20'
 - Collector – 25'
 - Local – 20'
- Interior
 - Typically: 15 to 25'
 - Second Story – 75'
- Building Height – 30'
- Building Separation –
 - 1-st: 25'/2-st: 30'/3-st: 35'
- Landscaping
 - Abut Residential – 20 to 25'
 - Abut Non-Res: 15'
- Tree/Shrub Ratio per 25'
 - Maj. Street: 2 Trees/6 shrubs
 - Loc. Street: 1 trees/4 shrubs
 - Interior PL: 1 tree/4 shrubs
- Foundation Base
 - All Bldgs: 5'/10'/15'
 - Bldgs > 10,000 sf: 30' x 30'

Bulk Standards

- Introduces Three “Character Area” Standards
 - “Default” : No “designator” at end of District Abbrev.
 - Auto: “xx-A”, Example: “LC-A”
 - Urban: “xx-U”, Example: “NC-U”
- Each Designator Varies the Bulk Standards to match the “Character” Described
 - Auto: Large Setbacks, De-emphasize Bldg Height
 - Urban: Emphasize Height, Max Setback, Pedestrian
 - Default Standards Mix both Auto and Urban Characters

Bulk Standards - Default

| Building Form and Location | | | | | |
|---|--|----------------|----------------|----------------|---|
| Maximum Height (ft) | 30 | 30 | 30 | 30 | |
| Minimum Setback along Property Lines or Building and Parking Areas (ft) | | | | | |
| Front and Street-Facing Side | Varies by classification of adjacent street: 6-lane arterial: 15 ft. 4-lane arterial: 15 ft. Major/Midsection Collector: 15 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures | | | | Setbacks shall be landscaped according to Ch 22, Landscaping. |
| Interior Side and Rear: Adjacent to RS District: 1-story building 2-story building 3-story building | 25 50 75 | 25 50 75 | 25 50 75 | 25 50 75 | At least 20 feet of such required yard must be landscaped. See (E). |
| Interior Side and Rear: Adjacent to RM District: 1st Story Each additional story | 20 15 | 20 15 | 20 15 | 20 15 | At least 15 feet of such required yard must be landscaped. |
| Interior Side and Rear: Adjacent to Non-residential District (each story) | 15 | 15 | 15 | 15 | At least 15 feet of such required yard must be landscaped. |
| Setback at Street Intersections for Buildings and Parking Areas – Minimum radius (ft) | Arterial with Arterial: 25 ft. Arterial with Major/Midsection Collector: 25 ft. Arterial with Collector/Commercial/Industrial: 25 ft. Major/Midsection Collector with Major/Midsection Collector: 15 ft. Major/Midsection Collector with Collector/Industrial/Commercial: 15 ft. Collector/Industrial/Commercial with Collector/Industrial/Commercial: 15 ft. | | | | |

Default Standards

- Bldg Setback: 15'
- Parking Setback: 25'
- Interior Setbacks:
 - Res: 25' to 75'
 - Non-Res: 15'
- Req. Ground Floor Transparency
- Bldg Height: Max 30'

Bulk Standards - Urban

| Table 11-8-3 B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators | | | | | | | | |
|---|------|------|------|------|---|------|------|---|
| Standard | NC-U | LC-U | OC-U | MX-U | LC-A | GC-A | OC-A | Additional Standards |
| Building Form and Location | | | | | | | | |
| Maximum Height (ft) | 35 | 35 | 30 | 45 | 30 | 30 | 30 | |
| Minimum Setback along Property Lines or Building and Parking Areas (ft) | | | | | | | | |
| Front and Street-Facing Side | 0 | 0 | 5 | 5 | Varies by classification of adjacent street: 6-lane arterial: 30 ft. 4-lane arterial: 20 ft. Major or Midsection Collector: 25 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures | | | Setbacks shall be landscaped according to Ch. 22, Landscaping. |
| Interior Side and Rear: Adjacent to RS District: 1-story building | 15 | 15 | 15 | 15 | 25 | 25 | 25 | At least 20 feet of such required yard must be landscaped. See (E). |
| 2-story building | 25 | 25 | 25 | 25 | 50 | 50 | 50 | |
| 3-story building | 35 | 35 | 35 | 35 | 75 | 75 | 75 | |
| Interior Side and Rear: Adjacent to RM District: 1st Story | 15 | 15 | 15 | 15 | 20 | 20 | 20 | At least 15 feet of such required yard must be landscaped. |
| Each additional story | 10 | 10 | 10 | 10 | 15 | 15 | 15 | |
| Interior Side and Rear: Adjacent to Non-residential District (each story) | 0 | 0 | 0 | 0 | 15 | 15 | 15 | At least 15 feet of such required yard must be landscaped. |
| Maximum Yard – Front and Street-Facing Side | 10 | 10 | 25 | 25 | - | - | - | (A) |

Urban Standards

- Max. Bldg Setback: 10'
- Parking S/B: Rear or Side
- Interior:
 - Res: 15' to 35'
 - Non Res: 15' plus 10'/story
- Ground Floor Transparency
- Bldg Height: Max 35 to 40'
- Main Entrance: Man. Front

Bulk Standards - Auto

Auto Standards

- Bldg Setback: 30'
- Parking Setback: 30'
- Interior Setbacks:
 - Res: 25' to 75'
 - Non Res: 15' to 20'
- No Ground Floor Transparency
- Bldg Height: Max 30'

| Standard | NC-U | LC-U | OC-U | MX-U | LC-A | GC-A | OC-A | Additional Standards |
|--|------|------|------|------|---|------|------|---|
| Building Form and Location | | | | | | | | |
| Maximum Height (ft) | 35 | 35 | 30 | 45 | 30 | 30 | 30 | |
| Minimum Setback along Property Lines or Building and Parking Areas (ft) | | | | | | | | |
| Front and Street-Facing Side | 0 | 0 | 5 | 5 | Varies by classification of adjacent street: 6-lane arterial: 30 ft. 4-lane arterial: 20 ft. Major or Midsection Collector: 25 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures | | | Setbacks shall be landscaped according to Ch. 22, Landscaping |
| Interior Side and Rear: Adjacent to RS District: 1-story building | 15 | 15 | 15 | 15 | 25 | 25 | 25 | At least 20 feet of such required yard must be landscaped. See (E). |
| 2-story building | 25 | 25 | 25 | 25 | 50 | 50 | 50 | |
| 3-story building | 35 | 35 | 35 | 35 | 75 | 75 | 75 | |
| Interior Side and Rear: Adjacent to RM District: 1st Story | 15 | 15 | 15 | 15 | 20 | 20 | 20 | At least 15 feet of such required yard must be landscaped. |
| Each additional story | 10 | 10 | 10 | 10 | 15 | 15 | 15 | |
| Interior Side and Rear: Adjacent to Non-residential District (each story) | 0 | 0 | 0 | 0 | 15 | 15 | 15 | At least 15 feet of such required yard must be landscaped. |
| Maximum Yard - Front and Street-Facing Side | 10 | 10 | 25 | 25 | - | - | - | (A) |

Form Standards

- Three Sets of Form Standards:
 - **ALL** Projects: Affects any building or project
 - **URBAN** Projects: Adds standards for Urban Sites
 - **GROUP** Projects
- Introduces: “Design Objectives”
- Equal Focus on Architectural Quality of Building and on Site Plan Function/Impact

Building Form - General

- Variety in Wall Plane
- Variety in Height or Roof Forms
- Façade Design Include Details
- Balconies, Bay Windows, Projections & Recesses
- Durable Materials Climate
- Minor Projections into Setbacks Allowed
- Landscape Emphasis on Shading Pedestrians, and Paved Areas

Building Form - Urban

- Direct Connections: Bldg Entries to Sidewalks
- Specifies Corner Lot Bldg Placement
- Ground Floor Transparency
- Specifies Parking Lot Locations
- Maximum Building Setbacks
 - Exceptions include Bldg Articulation, Res Balconies and Patios, Outdoor Eating Areas
- Specifies Width of Multiple Bldg Relative to Lot
- Specific Standards for Parking Garages







Building Form – Group Development

- Emphasis on Pedestrian Areas
 - Plazas, Interties Between Bldgs & Open Spaces
- Interconnected Walkways/Entry Plazas/Transit
- Mandatory Open Space: Centers > 80,000 sf
 - 5 sf per 1000 sf GFA, Max: 15,000 sf
- Integrated Design Theme (includes Pads)
- Character Area – Design to fit Site/Area Context
- Prominent Site & Bldg Entrances
- Integrated Landscape & Sign Designs







Design Objectives

- Format: Describe the functional goal of the requirement, then state requirement.

Example:

Landscaping of Interior Property Lines

Design Objective: *Landscaping should provide a visual buffer for users of adjacent property, screen view of objectionable uses, provide a transition between adjacent development, shade paved and unpaved surfaces, and screen nighttime light from adjacent property.*

Design Objectives

Table 11-22-3-A-4: Required Number of Plants by Street Type

| <i>Street Right-of-Way</i> | <i>Min. Required Plants</i> | <i>Min. Required Plants – “A” Character Designations</i> | <i>Min. Required Plants – “M” Character Designations</i> |
|---|--|--|--|
| Arterial Streets (110-130') Note: TC, MX, TMX and districts with “U” designator shown in section 5 below | 1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') | 1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') | 3/4 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (3 trees and 24 shrubs per 100') |
| Major and Midsection Collector Streets (90-110') | 1 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') | 1 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') | 3/4 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (8 trees and 24 shrubs per 100') |
| Collector/Industrial/Commercial Streets (60-80') | 1 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100') | 1 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100') | 1 Trees and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100') |
| Public or Private Local Streets (Less than 60') | 1 Tree and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100') | 1 Tree and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100') | 1 Tree and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100') |

All Fractional Amounts shall be rounded up to the next whole number (Example 2.15 trees rounds up to 3 trees)

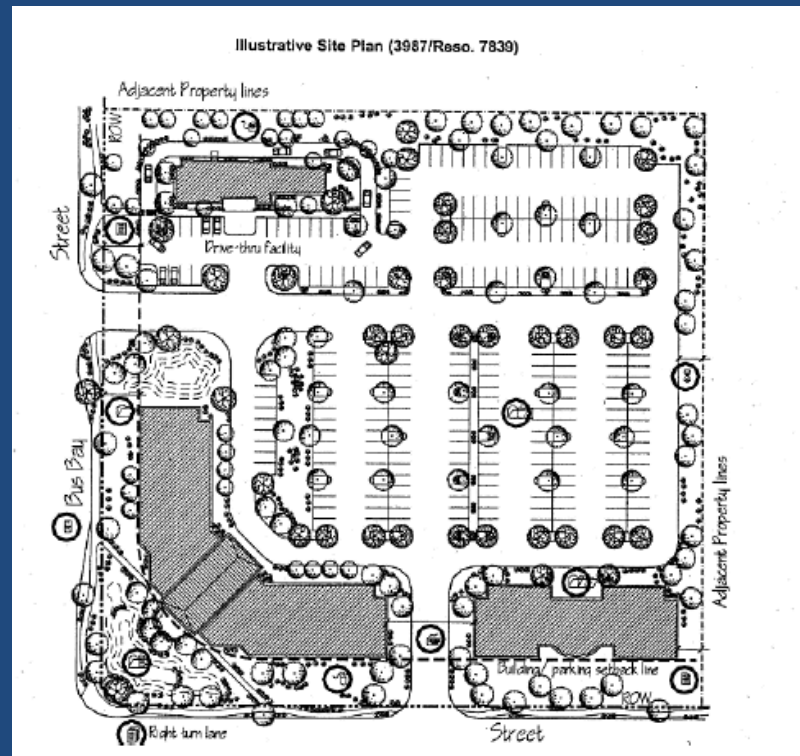
Impact Standards

Ch 19:
General
Standards

Ch 20:
Specific Use
Standards

Ch 21
Parking

Ch 22
Landscaping



Ch 19: General Standards

- Generally Applicable to All Uses in All Districts
- Details Exceptions to Rules
- Details Those Standards Used w/Every Land Use
 - Fences
 - Storage
 - Trash
 - Swimming Pools
 - Solar Panels
 - Lighting
 - Screening
 - Pedestrian Connections
 - Docks & Loading Areas
 - Corner Setback Radius

Ch 20: Specific Standards

- Details Standards for Specific Uses
- Extension of Land Use Table Footnotes in Chapters 4 through 11, including:
 - Accessory Uses Accessory Dwellings
 - Animal Keeping Auto Oriented Uses
 - Bed & Breakfasts Community Gardens
 - Hospitals/Clinics Large Format Retail
 - Outdoor Eating Swap Meets/Farmer's Markets
 - Residential in Comm Superior Design

Farmer's Markets

- Temporary Use Permit (New)
- Reserve 90% of Required Parking,
- Remainder of Lot may be used for Farmer's Market
- No More than 2 of every 7 days, otherwise full parking requirements apply
- Mandatory Clean-up of site when not Open

Residential in Commercial

- “By-Right Option in OC, NC, LC and GC
 - 40% of Total Floor Area Remains Commercial
 - 65% of Ground Floor Area Remains Commercial
 - NC and LC Max Density is 25 dwellings per acre
 - OC and GC Max Density is 15 dwelling per acre
- Exceeds these Standards: Council Use Permit
- OC requires Attached Single Residence Use

Ch 21: On-site Parking

- Details Parking Ratios & Space/Aisle Dimensions (Largely the Same)
- Provides a Maximum Cap to Number of Parking Spaces: 125%
- Long-term Parking Space Option: 8.5' Wide
- Max Parking Cluster of 200-Spaces
- Built-in Discounts for Proximity to Transit
- Shared Parking Analysis
- Bicycle/Motorcycle/Scooter Alternate Spaces
- Valet Discounts

SHARED PARKING: SATURDAY THROUGH SUNDAY

| TYPE OF USE | 7 AM | 8 AM | 9 AM | 10 AM | 11 AM | 12 PM | 1 PM | 2 PM | 3 PM | 4 PM | 5 PM | 6 PM | 7 PM | 8 PM | 9 PM | 10 PM | 11 PM | 12 AM |
|---------------------------|------|------|------|-------|-------|-------|------|------|------|------|------|------|------|------|------|-------|-------|-------|
| ATHLETIC | | | | | | | | | | | | | | | | | | |
| health club/spa | 5 | 20 | 45 | 60 | 55 | 40 | 40 | 35 | 35 | 50 | 45 | 35 | 25 | 20 | 15 | 5 | 0 | 0 |
| team sports/court | 5 | 20 | 45 | 60 | 55 | 40 | 40 | 35 | 35 | 50 | 45 | 35 | 25 | 20 | 15 | 5 | 0 | 0 |
| kid playland | 0 | 0 | 0 | 10 | 10 | 40 | 40 | 20 | 20 | 30 | 60 | 90 | 100 | 100 | 40 | 5 | 2 | 0 |
| AUTO SALES/SERVICE | 7 | 20 | 25 | 25 | 35 | 35 | 30 | 20 | 15 | 15 | 5 | 2 | 2 | 0 | 0 | 0 | 0 | 0 |
| BANK | 7 | 20 | 25 | 25 | 35 | 35 | 30 | 20 | 15 | 15 | 5 | 2 | 2 | 0 | 0 | 0 | 0 | 0 |
| BAR | 0 | 0 | 2 | 5 | 5 | 10 | 20 | 10 | 15 | 25 | 40 | 50 | 70 | 90 | 100 | 100 | 100 | 100 |
| OFFICE | | | | | | | | | | | | | | | | | | |
| medical clinic | 0 | 20 | 80 | 90 | 90 | 60 | 20 | 10 | 10 | 10 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| general | 7 | 20 | 25 | 25 | 35 | 35 | 30 | 20 | 15 | 15 | 5 | 2 | 2 | 0 | 0 | 0 | 0 | 0 |
| call center | 20 | 20 | 30 | 30 | 40 | 40 | 50 | 50 | 50 | 50 | 40 | 30 | 10 | 10 | 5 | 5 | 5 | 5 |
| POOL/BILLIARDS | 0 | 0 | 5 | 10 | 15 | 20 | 20 | 25 | 25 | 35 | 40 | 50 | 60 | 100 | 100 | 100 | 50 | 20 |
| RESTAURANT | | | | | | | | | | | | | | | | | | |
| general | 2 | 3 | 6 | 8 | 10 | 30 | 45 | 45 | 45 | 45 | 60 | 90 | 95 | 100 | 100 | 95 | 85 | 70 |
| drive-thru | 2 | 3 | 6 | 8 | 10 | 30 | 45 | 45 | 45 | 45 | 60 | 90 | 95 | 100 | 100 | 95 | 85 | 70 |
| take-out | 2 | 3 | 6 | 8 | 10 | 30 | 45 | 45 | 45 | 45 | 60 | 90 | 95 | 100 | 100 | 95 | 85 | 70 |
| RESIDENTIAL | | | | | | | | | | | | | | | | | | |
| bed & breakfast | 100 | 100 | 50 | 20 | 10 | 10 | 10 | 10 | 15 | 25 | 50 | 60 | 80 | 90 | 100 | 100 | 100 | 100 |
| nursing home | 20 | 25 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 30 | 20 | 20 | 20 | 20 | 20 | 20 |
| single family | 95 | 88 | 81 | 74 | 71 | 71 | 70 | 71 | 73 | 75 | 81 | 85 | 87 | 92 | 95 | 96 | 98 | 100 |
| elderly apts. | 100 | 90 | 85 | 80 | 70 | 70 | 70 | 70 | 70 | 75 | 85 | 90 | 95 | 95 | 100 | 100 | 100 | 100 |
| apartments | 95 | 88 | 81 | 74 | 71 | 71 | 70 | 71 | 73 | 75 | 81 | 85 | 87 | 92 | 95 | 96 | 98 | 100 |
| fraternity/sorority | 95 | 88 | 81 | 74 | 71 | 71 | 70 | 71 | 73 | 75 | 81 | 85 | 87 | 92 | 95 | 96 | 98 | 100 |
| RETAIL | 3 | 10 | 30 | 45 | 73 | 85 | 95 | 100 | 100 | 90 | 75 | 65 | 60 | 55 | 40 | 38 | 13 | 0 |
| SCHOOL | | | | | | | | | | | | | | | | | | |
| elementary / jr. high | 2 | 5 | 10 | 15 | 10 | 10 | 15 | 10 | 10 | 5 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| high school / college | 0 | 5 | 40 | 40 | 20 | 10 | 30 | 30 | 30 | 20 | 10 | 5 | 5 | 5 | 2 | 0 | 0 | 0 |
| STADIUM/ARENA | 0 | 0 | 0 | 0 | 2 | 50 | 100 | 100 | 100 | 100 | 5 | 20 | 100 | 100 | 100 | 100 | 50 | 1 |
| THEATER | | | | | | | | | | | | | | | | | | |
| movie | 0 | 0 | 0 | 0 | 0 | 30 | 70 | 70 | 70 | 70 | 70 | 80 | 90 | 100 | 100 | 100 | 80 | 70 |
| live performance | 0 | 0 | 2 | 5 | 5 | 5 | 60 | 100 | 100 | 100 | 5 | 5 | 90 | 100 | 100 | 100 | 2 | 0 |

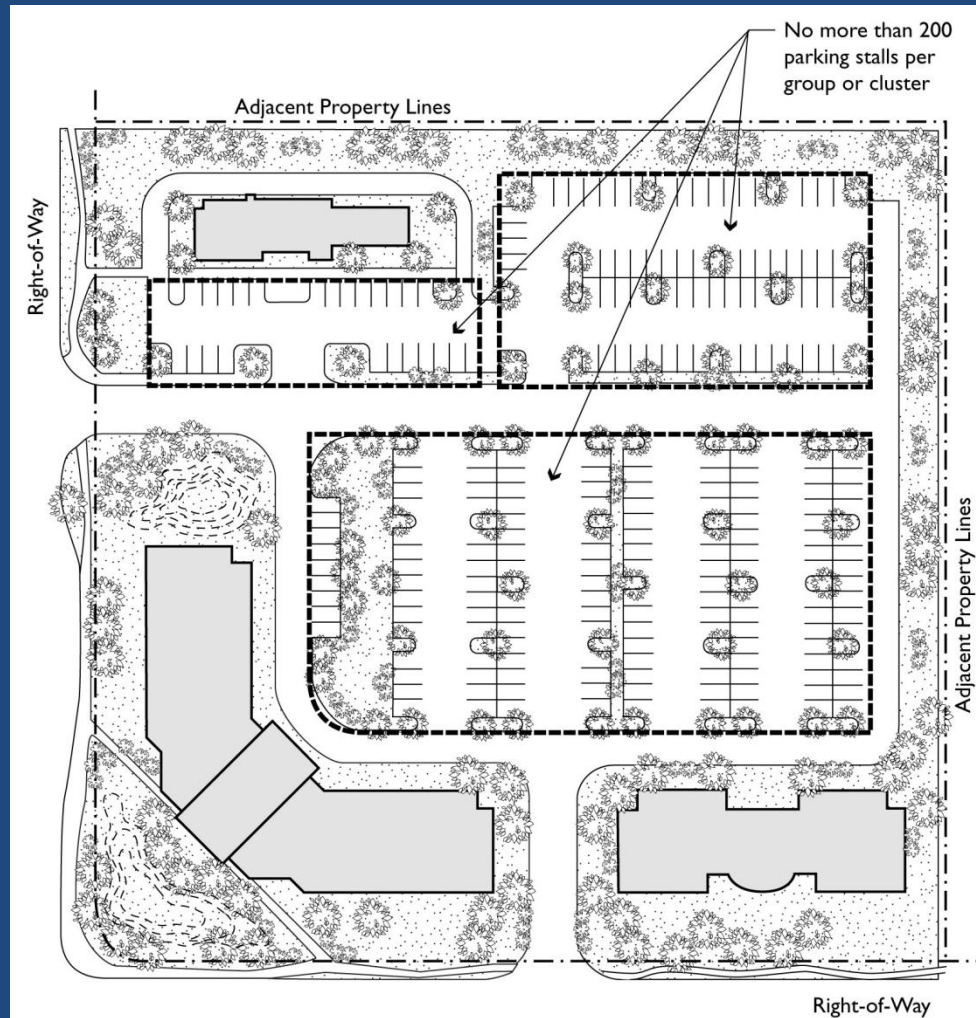
Shared Parking Analysis

Standard “Additive” Method

- 50,000 sf Group Center
- 10,000 sf Health Club – 133 sp
- 15,000 sf restaurant – 200 sp
- 5,000 sf medical office - 25 sp
- 10,000 sf general office – 27 sp
- 10,000 sf general retail – 27 sp
- Total: 412 spaces

Recalculated Using Shared Analysis

- Same Center
- Peak: 10am – 90%....139 sp
- Peak: 8pm – 100%.....175 sp
- Peak: 10am – 90%.....146 sp
- Peak: 11am – 35%.....147 sp
- Peak: 2pm – 100%..... 173 sp
- Total: 175 based on 8pm peak



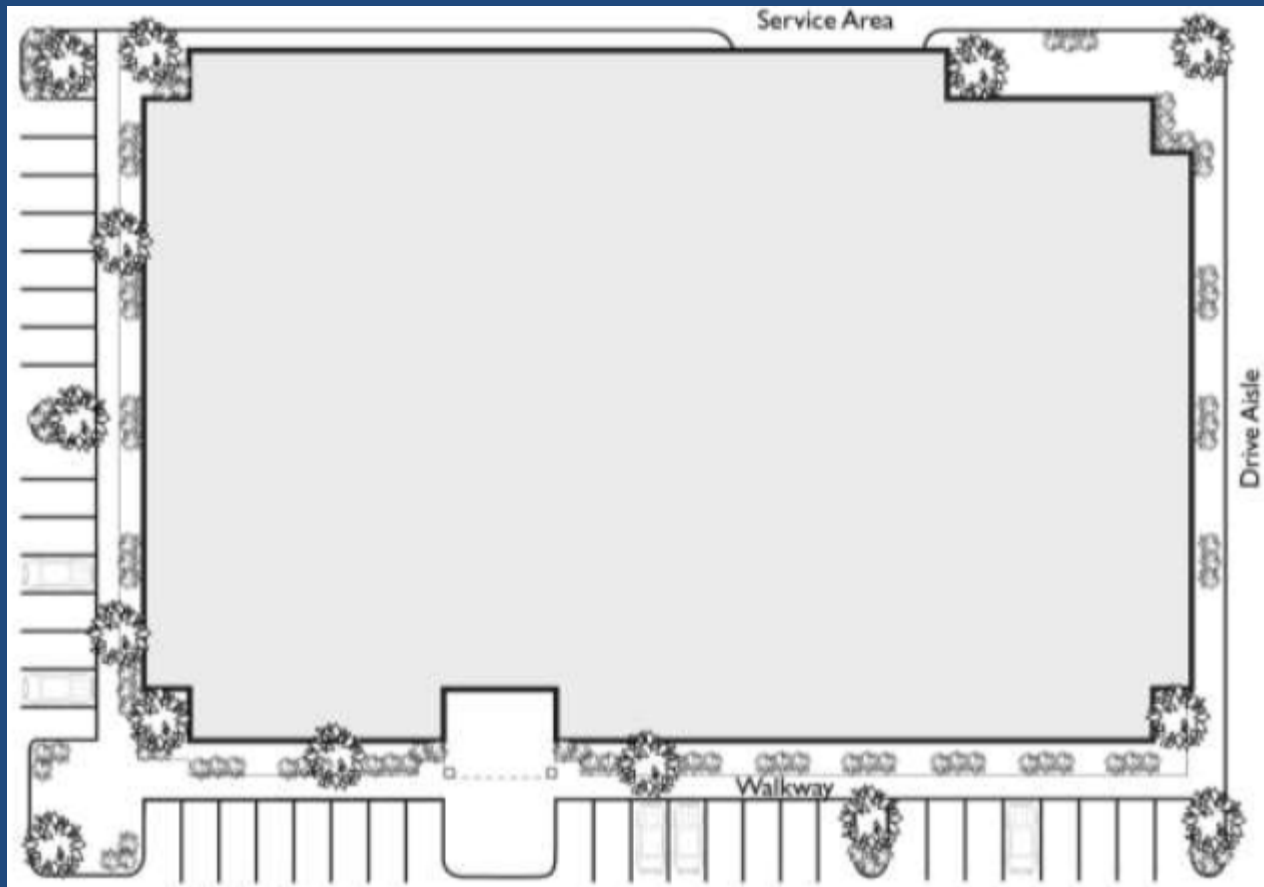
Ch 22: Landscaping

- New Exceptions:
 - Sidewalks up to 5' wide may encroach with Permeable Paving Surface
 - Outdoor Seating May Encroach up to $\frac{1}{2}$ depth of setback in districts without “-U” designation
- Reduced Street Ratios: 1 Tree/6 shrubs per 25'
- Permeable Paving Landscape Islands
- Averaging of Foundation Base
- Alternative Landscape Plans

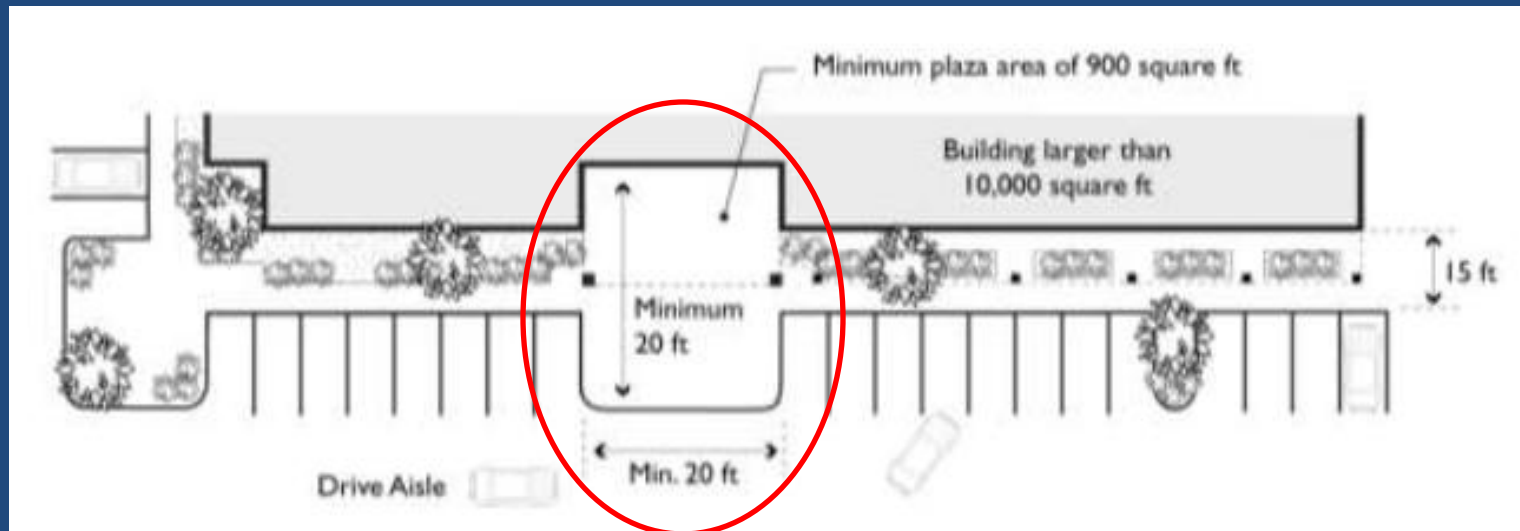
Permeable Paving Islands



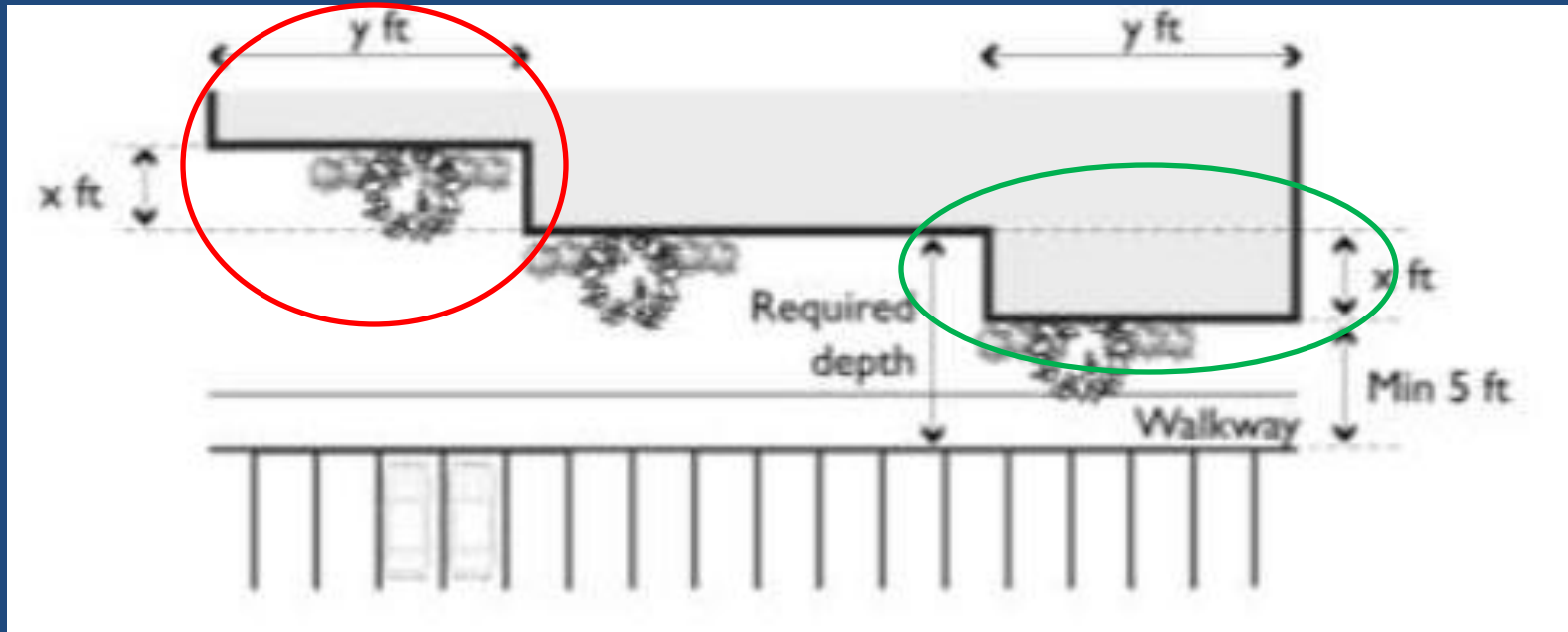
Foundation Base



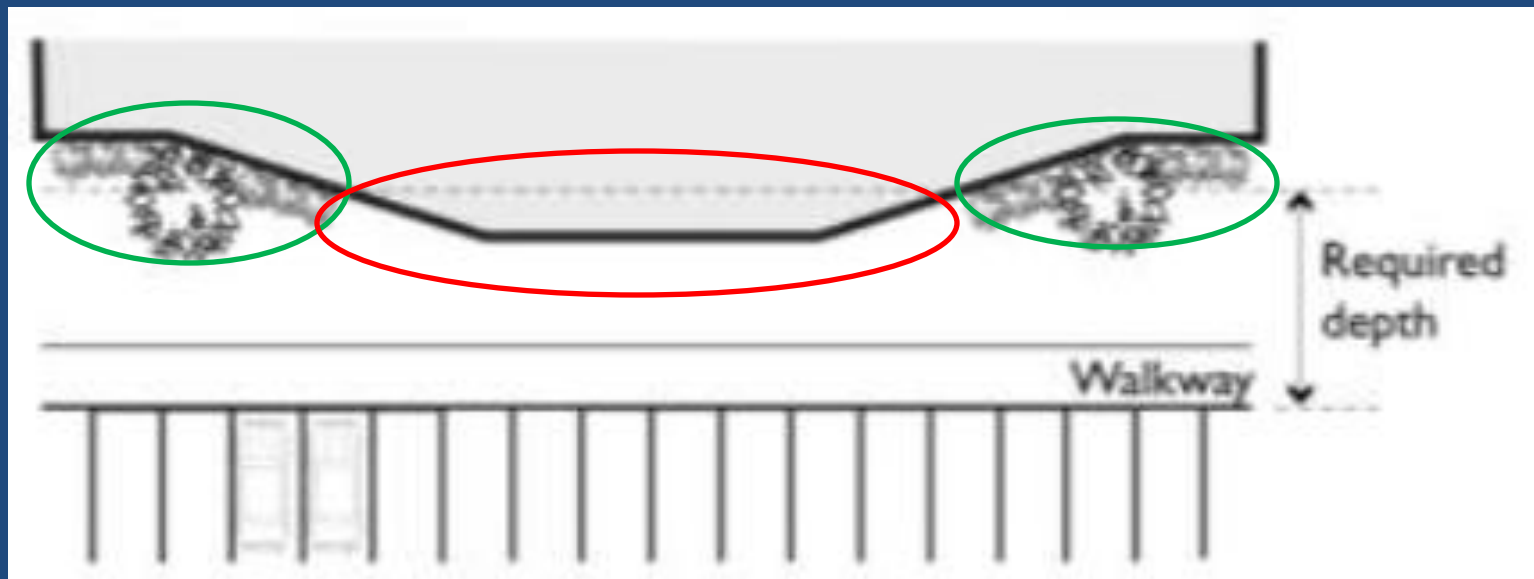
Foundation Base Averaging



Foundation Base Averaging



Foundation Base Averaging



Alternative Landscape Plans

- Meet 6 of 9 Design Principles
 - Innovative Design Native Vegetation
 - Plant Variety Naturalistic Design
 - Compatibility Water Efficiency
 - Storm water Mgmnt Site Specific Attributes
 - Tree Substitution (Fewer, Larger Specimens)
- Criteria/Required Findings
 - Uniqueness Meets or Exceeds Min Intent
 - Compatibility Conform to Limits

Questions?